

**CITY OF MONTEREY PARK
DESIGN REVIEW BOARD AGENDA**

REGULAR MEETING

**Monterey Park City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754**

**TUESDAY
JUNE 2, 2015
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

CALL TO ORDER – Chair Allen Wong

ROLL CALL – Vice-Chair Wally Tsui, Member Eric Brossy de Dios, Joseph C. Reichenberger and Celeste Morris Nguyen

ELECTIONS

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – None

[1.] UNFINISHED BUSINESS

1-A. NEW 2-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED 3-CAR GARAGE – (APN# 5253-007-024) DE LA FUENTE STREET (DRB-15-07)

The applicant, Henry Ho, is requesting design review approval for the construction of a new 3,974 square foot 2-story single-family residential dwelling with an attached 3-car garage at (APN# 5253-007-024) De La Fuente Street in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Reopening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-07) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

[2.] NEW BUSINESS

2-A. NEW 2-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED 2-CAR GARAGE – (APN# 5254-003-018) SOMBRERO DRIVE (DRB-15-10)

The applicant, Sherry Hua, on behalf of the property owner, is requesting design review approval for the construction of a new 2,955 square foot 2-story single-family residential dwelling with an attached 2-car garage at (APN# 5254-003-018) Sombrero Drive in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-10) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

2-B. NEW 2-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED 2-CAR GARAGE – (APN# 5254-003-013) SOMBRERO DRIVE (DRB-15-11)

The applicant, Sherry Hua, on behalf of the property owner, is requesting design review approval for the construction of a new 2,600 square foot 2-story single-family residential dwelling with an attached 2-car garage at (APN# 5254-003-013) Sombrero Drive in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

It is recommended that the Design Review Board consider taking the following actions:

- (6) Opening the public hearing;
- (7) Receiving documentary and testimonial evidence;
- (8) Closing the public hearing;
- (9) Approving the requested Design Review Board (DRB-15-11) application, subject to conditions of approval contained therein; and
- (10) Taking such additional, related, action that may be desirable.


[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[4.] ITEMS FROM STAFF

ADJOURN:

To the next regularly scheduled meeting on June 16, 2015.

APPROVED BY:

MICHAEL A. HUNTLEY	
-----------------------	---



Design Review Board Staff Report

DATE: June 2, 2015

AGENDA ITEM NO: 1-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: New 2-story single-family residential dwelling with an attached 3-car garage – (APN# 5253-007-024) De La Fuente Street (DRB-15-07)

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Reopening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-07) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Henry Ho, on behalf of the property owner, is requesting design review approval for the construction of a new 3,974 square foot 2-story single-family residential dwelling with an attached 3-car garage. The property is located on the east side of De La Fuente Street. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

ANALYSIS:

On April 21, 2015, the Design Review Board reviewed DRB-15-07 and continued the application to a date uncertain to allow the applicant more time to address several design items raised by the board. At the meeting, the Board expressed some concerns with the project design and requested that the applicant make several revisions to the project and submit revised site and elevation plans. The Design Review Board provided several recommendations to the applicant including:

- Providing a mixture of tree species that are relatively tall in conjunction with the rear (east) elevation building wall. Careful consideration must be given to drought tolerant types of tree species. Additional trees must be planted adjacent to all four elevations to provide relief and reduce the bulk design of the building. The trees must be planted so that they are scaled along the slope.

- Consider incorporating storage space areas in each floor level.
- Submitting revised building elevations that accurately reflect a defined architectural style that incorporates a balanced design throughout the dwelling. The design features must be consistent on all four elevations of the dwelling. Careful consideration must be given to the exterior elevation walls design by providing additional articulation and design features that will alleviate the massing of the dwelling. This can be accomplished by off-setting continuous plain walls, providing architectural projections, and the usage of alternate wall siding materials and colors in combination with the stucco.
- Reducing the building height for the main floor foyer element to balance the height proportions of the foyer with the other elements on the front elevation of the dwelling.
- Providing a decorative block wall along the rear property line. The maximum height of the wall along the rear property line must not exceed 6 feet in height.
- Consider setting the garage approximately a minimum of 18 feet back from the front property line to allow adequate space for a vehicle to park on the driveway without encroaching into the public rights-of-way.

Modifications

Since the meeting, the applicant and property owner have met with staff to discuss the recommended changes, the building elevations have been revised, and the applicant has made the recommended changes. Subsequently, staff has reviewed several iterations of the proposed new single-family dwelling to produce a design that is appropriate for the site and is consistent with the regulations of the Zoning Code.

Site Plan

One of the major concerns was the setback of the proposed 3-car garage to the front property line and not having adequate space for vehicle parking on the driveway without encroaching into the public right-of way. The proposed 3-car garage was originally setback 10 feet from the front property line. The Board recommended that the proposed 3-car garage be setback a minimum of 18 feet from the front property line. Although lots on a hillside with an average natural grade exceeding 20% are allowed to provide a 5 foot minimum setback and lots with an average natural grade exceeding 15% are allowed to provide a 10 foot minimum setback from the front property line, the proposed single-family dwelling and the attached 3-car garage has been revised to be setback 18 feet from the front (north) property line. In evaluating the revised building location of the proposed 3-car garage, the driveway will allow for additional open parking areas in front of the garage for up to three additional open parking spaces.

Another comment provided by the Board included providing a decorative block wall along the rear property line to match the adjacent properties. The applicant has since

provided a 6 foot high decorative concrete slump block wall with cap and a pedestrian gate painted white along the rear property line adjacent to the alley.

Elevations

The building elevations have been revised to accurately reflect a defined architectural style that incorporates a balanced design throughout the dwelling. The applicant has redesigned the proposed elevations to include more articulation along the front (west), north and south side elevations. The proposed front (west) elevation of the 3-car garage will provide an offset between the 2-car garage door and the 1-car garage door to provide a break along the front elevation building wall and roof lines. A decorative wood lintel painted in a brown color (Dunn Edwards "Weathered Brown" DEC756LRV8) has been incorporated above the garage doors. The main floor foyer element has been reduced in height to balance the height proportions of the foyer roof lines with the roof lines of the front elevation of the dwelling. The window located on the front elevation of the foyer has been modified to include an arched window to match the arches on the rear (east) elevation. The north and south side elevations have been revised to include wall projections, architectural design features, and certain portions of the building wall have been off-set to alleviate the massing of the dwelling. The proposed rain gutters and downspouts will be painted in an off-white color (22 GA. galvanized metal: primed and painted Dunn Edwards "Swiss Coffee" DEW341 LRV83) to match the roof fascia. Additionally, two 12 foot by 12 foot vertical landscape lattice screens have been incorporated into the design adjacent to the rear elevation of the lower deck area.

Landscaping

Furthermore, the Board recommended that additional trees be planted along the rear (east) elevation to help reduce the massing of the building. In addition to the proposed 15 gallon fruit trees in the rear yard area the applicant has provided two 24 inch box Western Redbud trees and one 24 inch box Strawberry tree adjacent to the rear elevation to alleviate the massing and scale of the rear elevation building wall. The revised landscaping plan will consist of a mixture of trees, plants and groundcovers. The proposed trees will include a combination of 15-gallon up to 24-inch box size Golden Trumpet, Crape Myrtle, and various fruit trees. The proposed plants and groundcovers will include, as conditioned, 5-gallon minimum size Kangaroo Paw, Pimrose Jasmine, and Red Apple.

Although the project will provide sufficient landscaping to comply with the landscaping requirements for a single-family residential development, staff has included a condition that requires the applicant/property owner to use more California native and drought tolerant type plant species and a water efficient drip-irrigation system within the landscaped areas.

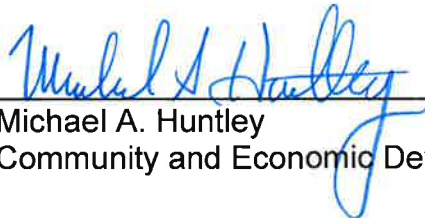
CONCLUSION:

Staff believes the proposed revisions to the building elevations are more appropriately designed for the site and compatible with the surrounding residential properties, with the recommended conditions. The applicant has incorporated the Design Review Board's previous comments. Additional articulation, architectural details and landscaping have been incorporated into the design to alleviate the massing of the building elevations. The proposed dwelling along with the 3-car garage will be setback further than the permitted front setback area to allow for additional open parking on the driveway. The proposed architectural style is a contemporary interpretation of a Mediterranean architectural style that incorporates exterior building finishes and colors, which fits within the character of the neighborhood.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Design Review Board Staff Report, dated April 21, 2015
- Exhibit C: Site, Floor, and Elevation Plans
- Exhibit D: Landscape Plans
- Exhibit E: Color Elevations
- Exhibit F: Existing Site Photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with the plans date-stamped May 27, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 3,940 square foot 2-story single-family residential dwelling with an attached 675 square foot 3-car garage and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot. The HVAC condenser unit and the water heater must be screened from public view with landscaping at the time of final inspection.
10. The plan check plans must show roof drainage, such as gutters and downspouts to be painted to match the exterior building colors, subject to the review and approval of the Planner.
11. All Landscaped areas must be properly maintained at all times.
12. A revised landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape and irrigation plan must clearly indicate the propose type and size of all proposed plants with careful consideration given to the

use of drought-tolerant specimens and xeriscaping practices. The hedges and plants must be a minimum of 5-gallon size and trees must be a minimum 24 inch box size. The irrigation plan must show the use of a water efficient drip irrigation system within the landscape areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.

13. The revised landscape plan must show a drought tolerant tree species be planted that will be relatively tall and have a large canopy to reduce water consumption to further provide relief to the massing of the rear (east) elevation building wall, subject to the review and approval of the Planner.
14. At the time of plan check submittal, a note shall be placed on the floor and elevation plans that state underneath first floor crawl space and the under floor areas below the lower deck area cannot be used for human habitation.
15. The front main entry door and garage doors must be painted in an accent brown color to compliment the architectural style of the dwelling, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: June 2, 2015

AGENDA ITEM NO: 2-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: New 2-story single-family residential dwelling with an attached 2-car garage – (APN 5254-003-018) Sombrero Drive (DRB-15-10).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-10) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Sherry Hua, on behalf of the property owner, is requesting design review approval for the construction of a new 2,955 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the north side of Sombrero Drive between Casuda Canyon Drive and Arriba Drive. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Site Analysis

To the north are medium-multiple residential zoned properties with multiple family and single-family residential dwelling units, to the south and west are single-family residential zoned properties with single-family residential dwelling units, and to the east are vacant lots. The design and character of the surrounding residential dwellings consist of the contemporary architectural styles, consisting of single-story and two-story residential buildings with attached garages built in the 1960's. The subject and adjacent properties are on a hillside. The subject property is currently vacant.

Project Description

The applicant is proposing to construct a 2,955 square foot multiple level single-family residential dwelling with an attached 400 square foot 2-car garage. The subject site has a total lot area of 7,400 square feet. The total living area will be 2,955 square feet. Based on the lot area of 7,400 square feet, the maximum living area that can be built is 40% or 2,960 square feet.

The R-1 zone allows for 2-stories with a maximum building height of 30 feet. The proposed dwelling will have a step down design comprised of multiple levels. The main floor level features a 2-story façade that measures 24 feet and the lower level will have a maximum height of 30 feet as the lot slopes downhill from the front to the rear of the property. Although lots on a hillside with an average natural grade exceeding 20% are allowed to provide a 5 foot minimum setback from the front property line, the proposed dwelling will be setback 25 feet 5 inches from the front (south) property line. The dwelling will meet the required 25 foot rear (north) yard setback, the required 5 foot side (east and west) setback areas for the first floor, and 10 foot side setback areas for the second floor.

According to the floor plans, the main entry floor level will have a living and dining room, kitchen, family room, powder room, a bedroom with a bathroom, a balcony, and an attached 2-car garage. The upper floor level will have an office area with a balcony, and a master bedroom with a bathroom, and 2 balconies. The lower floor level will have 2 bedrooms, 2 bathrooms, a media and utility area, and a balcony. Due to the property being on a hillside the lower level of the dwelling will provide access down a stair case to a partially open balcony area with a pool. Single-family residential dwellings with 4 bedrooms or less and under 3,000 square feet of living area require 2 enclosed garage parking spaces. Based on the number of bedrooms and total living area, the 2-story residential dwelling will provide a 2-car garage. Access to the 2-car garage will be provided by a new 20-foot wide driveway that will take direct access from Sombrero Drive. There are also additional open parking areas in front of the garage on the driveway for two additional open parking spaces.

Architecture

The proposed architectural style is a modern architectural style which will be consistent with existing contemporary architectural styles of the surrounding residential dwellings. The proposed building elevations consist of a combination of smooth stucco walls painted in white and grey colors (Merlex Stucco: P-505 Agate (Grey), P-6 El Dorado (white); smooth finish) with aluminum reveals (1/2" Reveals-Silver), and wood siding (IPE-Rain wall shiplap wood siding with IPE oil stain). The first and second floor of the dwelling will have a combination of flat roof and a shed roof system at varying heights to emulate a gable roof design on the front and rear elevations. The roof will have a charcoal grey color standing seam metal roofing material. The roof eaves will have metal coping in a silver color (1/2" Coping-Silver).

The applicant is proposing to use dual pane dark grey aluminum frame windows (Fleetwood Aluminum Windows: Dark Grey). The decorative main entry door located on the east side elevation will be comprised of a dark grey color aluminum frame with glass (Fleetwood Aluminum Windows: Dark Grey). The garage door will be a sectional translucent door with opaque glazing (BP Garage Doors: Dark Grey with glass panels). The dwelling will feature a series of open balconies on each level with a custom decorative metal cable railing system. In evaluating the modern architectural style of the dwelling, it is staff's assessment that, as conditioned, the main entry door handle and decorative wall light fixtures be incorporated into the design and have a stainless steel finish to compliment the architectural design of the dwelling.

Furthermore, as part of the construction of the new 2-story residential dwelling the front, yard will feature a series of, as conditioned, smooth stucco finish freestanding walls that will be painted to white (Merlex Stucco: P-6 El Dorado white, smooth finish) match the dwelling.

Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping and irrigation. The proposed landscaping will consist of a mixture of trees, plants and groundcovers. The proposed trees will include a combination of 15-gallon up to 24-inch box size Pink Melaleuca, Maki Yew Pine, London Plane, and Pygmy Date Palm trees. The proposed plants and groundcovers will include, as conditioned, 5-gallon minimum size Lily Turf, Lantana Camara and Montevidenesis, and New Zealand Flax. The irrigation system will consist of a water efficient drip system to minimize water run-off. Staff believes that the proposed modern architectural style with the proposed landscaped areas is in keeping with the residential character of the area.

Although the project will provide sufficient landscaping to comply with the landscaping requirements for a single-family residential development, staff is recommending that additional drought tolerant plant species be used within the front yard area to reduce water consumption. In addition staff has included a condition that requires the applicant/property owner to use more California native and drought tolerant type plant species within the front yard landscaped areas.

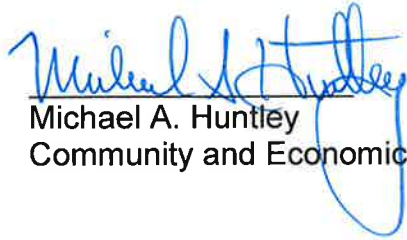
CONCLUSION:

Staff reviewed the application and believes the proposed multi-level single-family residential dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a modern architectural style that incorporates exterior building finishes and colors, which fits within the character of the neighborhood in that the architect has pulled architectural elements from other houses in the immediate area.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, elevation, section, roof and landscape plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped May 27, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 2,955 square foot 2-story single-family residential dwelling with an attached 400 square foot 2-car garage and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. A revised landscaping plan must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant and native specimens, and xeriscaping practices, subject to the review and approval of the Planner. The plans must show how the hedges and plants will be a minimum of 5-gallon size and trees a minimum of 15-gallon size. The drip irrigation system must be installed and operating prior to final inspection.

12. The plan check plans must show roof drainage, such as gutters and downspouts to match the exterior building colors, subject to the review and approval of the Planner.
13. The new walls located within the front yard area must be stucco treated with a cap and painted white (Merlex Stucco: P-6 El Dorado white, smooth finish) to match the dwelling. The maximum height of the walls within the front yard area is 4 feet.
14. At the time of plan check the applicant/property owner must submit a revised elevation sheet that shows an exterior modern light fixture design and main entry door handle in a stainless steel material that is consistent with the architectural style of the dwelling, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: June 2, 2015

AGENDA ITEM NO: 2-B

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: New 2-story single-family residential dwelling with an attached 2-car garage – (APN 5254-003-013) Sombrero Drive (DRB-15-11).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-11) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Sherry Hua, on behalf of the property owner, is requesting design review approval for the construction of a new 2,600 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the north side of Sombrero Drive between Casuda Canyon Drive and Arriba Drive. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Site Analysis

To the north are medium-multiple residential zoned properties with multiple family and single-family residential dwelling units, to the south are single-family residential zoned properties with single-family residential dwelling units, and to the west and east are vacant lots. The design and character of the surrounding residential dwellings consist of the contemporary architectural styles, consisting of single-story and two-story residential buildings with attached garages built in the 1960's. The subject and adjacent properties are on a hillside. The subject property is currently vacant.

Project Description

The applicant is proposing to construct a 2,600 square foot multiple level single-family residential dwelling with an attached 400 square foot 2-car garage. The subject site has a total lot area of 6,530 square feet. The total living area will be 2,600 square feet. Based on the lot area of 6,530 square feet, the maximum living area that can be built is 40% or 2,612 square feet.

The R-1 zone allows for 2-stories with a maximum building height of 30 feet. The proposed dwelling will have a step down design comprised of multiple levels. The main floor level features a 2-story façade that measures 23 feet 9 inches and the lower level will have a maximum height of 30 feet as the lot slopes downhill from the front to the rear of the property. Although lots on a hillside with an average natural grade exceeding 20% are allowed to provide a 5 foot minimum setback from the front property line, the proposed 2-story residential dwelling will be setback 25 feet 9 inches from the front (south) property line. The dwelling will meet the required 25 foot rear (north) yard setback, the required 5 foot side (east and west) setback areas for the first floor, and 10 foot side setback areas for the second floor.

According to the floor plans, the main entry floor level will have a living and dining room, kitchen, family room, powder room, a bedroom with a bathroom, a balcony, and an attached 2-car garage. The upper floor level will have an office area with 2 balconies, and a master bedroom with a bathroom, and 2 balconies. The lower floor level will have 2 bedrooms, 2 bathrooms, a media and utility area, and a balcony. Due to the property being on a hillside the lower level of the dwelling will provide access down a stair case to a partially open balcony area with a pool. Single-family residential dwellings with 4 bedrooms or less and under 3,000 square feet of living area require 2 enclosed garage parking spaces. Based on the number of bedrooms and total living area, the 2-story residential dwelling will provide a 2-car garage. Access to the 2-car garage will be provided by a new 20-foot wide driveway that will take direct access from Sombrero Drive. There are also additional open parking areas in front of the garage on the driveway for two additional open parking spaces.

Architecture

The proposed architectural style is a modern architectural style which will be consistent with existing contemporary architectural styles of the surrounding residential dwellings. The proposed building elevations consist of a combination of smooth stucco walls painted in white and grey colors (Merlex Stucco: P-505 Agate (Grey), P-6 El Dorado (white); smooth finish) with aluminum reveals (1/2" Reveals-Silver), and wood siding (IPE-Rain wall shiplap wood siding with IPE oil stain). The first and second floor of the dwelling will have a combination of flat roof and a shed roof system at varying heights to emulate a gable roof design on the front and rear elevations. The roof will have a charcoal grey color standing seam metal roofing material. The roof eaves will have metal coping in a silver color (1/2" Coping-Silver).

The applicant is proposing to use dual pane dark grey aluminum frame windows (Fleetwood Aluminum Windows: Dark Grey). The decorative main entry door located on the east side elevation will be comprised of a dark grey color aluminum frame with glass (Fleetwood Aluminum Windows: Dark Grey). The garage door will be a sectional translucent door with opaque glazing (BP Garage Doors: Dark Grey with glass panels). The dwelling will feature a series of open balconies on each level with a custom decorative metal cable railing system. In evaluating the modern architectural style of the dwelling, it is staff's assessment that, as conditioned, the main entry door handle and decorative wall light fixtures be incorporated into the design and have a stainless steel finish to compliment the architectural design of the dwelling.

Furthermore, as part of the construction of the new 2-story residential dwelling the front, yard will feature a series of, as conditioned, smooth stucco finish freestanding walls that will be painted to white (Merlex Stucco: P-6 El Dorado white, smooth finish) match the dwelling.

Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping and irrigation. The proposed landscaping will consist of a mixture of trees, plants and groundcovers. The proposed trees will include a combination of 15-gallon up to 24-inch box size Pink Melaleuca, Maki Yew Pine, London Plane, and Pygmy Date Palm trees. The proposed plants and groundcovers will include, as conditioned, 5-gallon minimum size Lily Turf, Lantana Camara and Montevidenesis, and New Zealand Flax. The irrigation system will consist of a water efficient drip system to minimize water run-off. Staff believes that the proposed modern architectural style with the proposed landscaped areas is in keeping with the residential character of the area.

Although the project will provide sufficient landscaping to comply with the landscaping requirements for a single-family residential development, staff is recommending that additional drought tolerant plant species be used within the front yard area to reduce water consumption. In addition staff has included a condition that requires the applicant/property owner to use more California native and drought tolerant type plant species within the front yard landscaped areas.

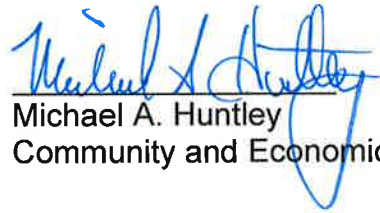
CONCLUSION:

Staff reviewed the application and believes the proposed multi-level single-family residential dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a modern architectural style that incorporates exterior building finishes and colors, which fits within the character of the neighborhood in that the architect has pulled architectural elements from other houses in the immediate area.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, elevation, section, roof and landscape plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped May 27, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 2,600 square foot 2-story single-family residential dwelling with an attached 400 square foot 2-car garage and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. A revised landscaping plan must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant and native specimens, and xeriscaping practices, subject to the review and approval of the Planner. The plans must show how the hedges and plants will be a minimum of 5-gallon size and trees a minimum of 15-gallon size. The drip irrigation system must be installed and operating prior to final inspection.

12. The plan check plans must show roof drainage, such as gutters and downspouts to match the exterior building colors, subject to the review and approval of the Planner.
13. The new walls located within the front yard area must be stucco treated with a cap and painted white (Merlex Stucco: P-6 El Dorado white, smooth finish) to match the dwelling. The maximum height of the walls within the front yard area is 4 feet.
14. At the time of plan check the applicant/property owner must submit a revised elevation sheet that shows an exterior modern light fixture design and main entry door handle in a stainless steel material that is consistent with the architectural style of the dwelling, subject to the review and approval of the Planner.
15. At the time of plan check the floor plans must reflect the revised total floor areas for each level to match the site plan Floor Area Ratio (F.A.R.) calculations. The floor areas for each level must show how the total square footage will not exceed the maximum 40% (F.A.R.) allowed, subject to the review and approval of the Planner.
16. The revised elevation plans must provide detailed material and color information that will be used for the exterior walls, roof, window and door, trims, reveals, flashings, and railing.